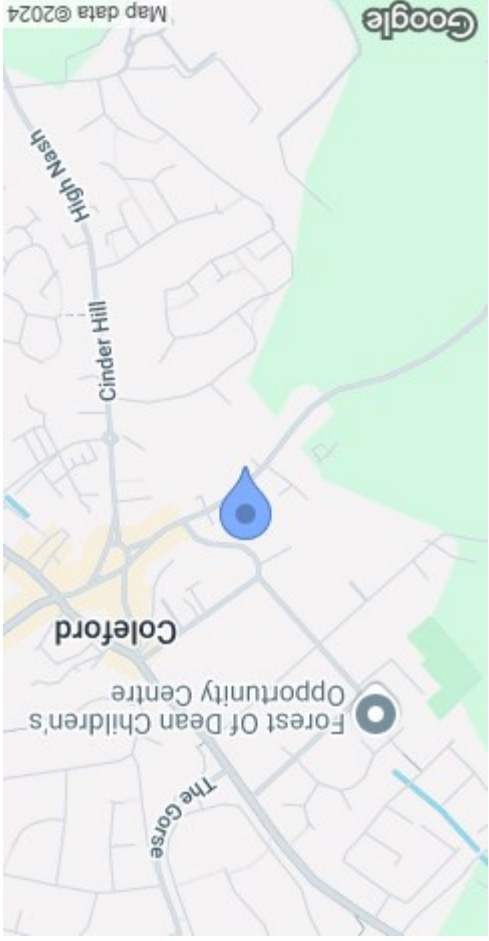


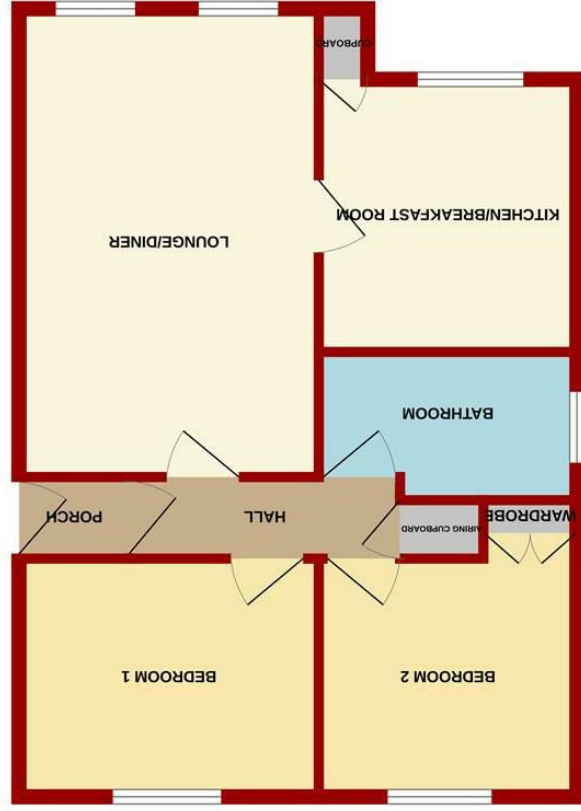


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

England & Wales	
Energy Efficiency Rating	77
Environmental Impact (CO ₂) Rating	G



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mapbox ©2024



GROUND FLOOR



7 Marine Gardens
 Coleford GL16 8DD

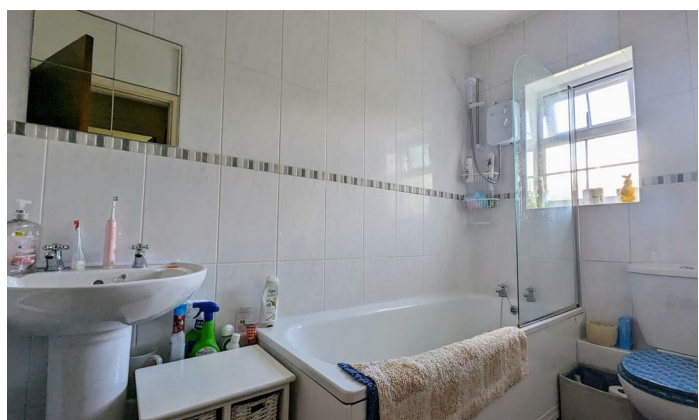


STEVE GOOCH
 ESTATE AGENTS | EST 1985

Offers Over £119,000

WELL PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT SITUATED IN A CONVENIENT LOCATION CLOSE TO COLEFORD TOWN CENTRE OFFERING SPACIOUS ACCOMMODATION AND NO ONWARD CHAIN.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Bank, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses.



ENTRANCE HALL

Accessed via a wooden door. radiator, power points, door to:

LOUNGE/DINING ROOM

18'02 x 10'07 (5.54m x 3.23m)

Two radiators, power points, television point, telephone point, two front aspect double glazed upvc windows, door to:

KITCHEN

10'06 x 8'08 (3.20m x 2.64m)

A range of base, drawer and wall mounted units, rolled edge worktops, single bowl single drainer stainless steel sink unit with mixer tap above, four ring electric hob with extractor fan above and oven below, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, radiator, power points, partly tiled walls, storage cupboard, cupboard housing the Worcester combination boiler, front aspect double glazed upvc window.

BEDROOM 1

10'07 x 10'05 (3.23m x 3.18m)

Radiator, power points, rear aspect double glazed upvc window.

BEDROOM 2

10'05 x 8'09 (3.18m x 2.67m)

Radiator, power points, built in wardrobe, rear aspect double glazed upvc window.

BATHROOM

8'08 x 4'10 (2.64m x 1.47m)

White suite comprising of panelled bath with electric shower over, W.C., pedestal wash hand basin, tiled walls, tiled flooring, inset ceiling spotlights, radiator, side aspect double glazed upvc frosted window.

OUTSIDE

The property is accessed via a communal hallway and communal lawns wrap around the property with a communal car park to the rear of the property which is on a first come, first served basis.

SERVICES

Mains water, electricity and drainage.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: A

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Share of the Freehold
Leasehold. 992 years remaining on the lease.

AGENTS NOTE

There is a service charge of £50 pcm.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford Town Centre turn left on to Newland Street, continue along the road for a short distance where the property can be found on the left hand side via our For Sale Board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)